



BLAKELEY HALL FARM, WITTON LE WEAR, BISHOP AUCKLAND,
DURHAM, DL14 0BH



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Blakeley Hall Farm comprises an outstanding, well maintained grassland farm extending as a whole to approximately 118.28 acres (47.87 hectares) in a ring fenced unit along with a detached, double fronted farmhouse and a range of traditional stone and modern farm buildings. The farm is readily accessed from the main road with a well maintained, private tarmac driveway leading to the property.

- Well maintained grassland farm
- Equipped unit in a ring fence
- Far reaching views of Weardale
- South facing, well drained, productive land
- Outstanding range of traditional farm buildings
- Attractive, family home

**OFFERS IN THE REGION OF £1,600,000
FOR SALE AS A WHOLE BY PRIVATE TREATY**

GET IN TOUCH

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DESCRIPTION

Blakeley Hall Farm comprises an outstanding well maintained grassland farm extending as a whole to approximately 118.28 acres (47.87 hectares) in a ring fenced unit. The steading is centrally located providing a detached farmhouse with spacious living accommodation and private garden, along with a beautiful range of traditional stone buildings and modern steel framed general storage sheds.

LOCATION

Blakeley Hall Farm is located to the north east of the sought after village of Witton le Wear in County Durham, as shown circled red on the location plan. The farmhouse has a commanding position with breathtaking views.

The farm is 1 mile east of the A68 which provides good road links to the A1(M) at Bradbury (12 miles to the east), the A69 at Corbridge (24 miles to the north) and the A66 at Scotch Corner (20 miles to the south). The property is located near to Hamsterley Forest and other local attractions including Witton Castle, Raby Castle, Auckland Castle, the Weardale Railway and the River Wear.

FARMHOUSE

The farmhouse is an attractive, two storey, stone built house under a pitched slate roof. Downstairs there is a kitchen, dining room, sitting room, utility room and shower room. Upstairs there are three spacious double bedrooms along with a family bathroom.

Attached to the farmhouse there is a single storey garage building and garden room. To the rear there is a large, tarmac parking area. To the front of the farmhouse there is an attractive, south facing, lawned garden with stunning views towards Witton Castle and beyond.

GROUND FLOOR

KITCHEN

15'8" x 15'11" (4.78m x 4.85m) With fitted units, lino flooring and exposed wooden beams.

DINING ROOM

15'1" x 13'9" (4.6m x 4.2m) Adjoining the kitchen, with carpet floor and feature fireplace. Wooden patio doors overlooking the lawned garden.



SITTING ROOM

16'6" x 13'9" (5.03m x 4.2m) Carpet floor with feature fireplace and wooden patio doors overlooking the lawned garden.

REAR PORCH

Small porch area to the rear of the property leading to the lawned garden.

SHOWER ROOM

6' x 7'4" (1.83m x 2.24m) With shower, WC and wash hand basin.

UTILITY ROOM

10'1" x 7'4" (3.07m x 2.24m) Tiled flooring.

UPSTAIRS

BEDROOM 1

16'6" x 13'9" (5.03m x 4.2m) With carpet floor, fitted wardrobe and drawer units. Aspect to the rear with views to Witton Castle.

LANDING

Large carpeted landing area.

BEDROOM 2

15'1" x 13'9" (4.6m x 4.2m) With carpet floor, built in wardrobe and aspect to the rear.

BATHROOM

12'1" x 6'9" (3.68m x 2.06m) Family bathroom with fitted bathtub, WC, wash hand basin and storage cupboard, carpet flooring.

BEDROOM 3

15'8" x 15'11" (4.78m x 4.85m) With carpet floor and aspect to the west of the property.

PLANNING CONSENT - FARMHOUSE

The farmhouse has previously had planning consent for an extension which was granted in 2009, Durham County Council Planning Reference 3/2009/0186. The planning consent approved the conversion of the adjacent building to provide a larger kitchen, utility and garden room and an additional bedroom upstairs.







FARM BUILDINGS

There is a range of useful traditional and modern farm buildings with scope to be used for a variety of purposes, as described below:

1. Modern steel portal frame building (9.14 m x 22.86 m)
2. Traditional stone building with first floor granary and external stone staircase (5.35 m x 22.86 m)
3. Traditional stone building (5.75 m x 22.86 m)
4. Traditional stone building (7.61 m x 14.71 m)
5. Traditional stone building (7.61 m x 14.71 m)
6. Allotment House - a traditional stone field barn with direct access to the public highway which could be developed in the future, subject to obtaining the necessary consents and permissions.

Planning consent has previously been granted for the conversion of the farm buildings into four dwelling houses, along with the construction of a garage and storage lock. The planning permission was granted by Durham County Council under reference 3/2013/0133.



THE LAND

The land extends to 116.81 acres (47.27 hectares) and is put down to permanent grassland. The land has previously been in an arable rotation. The land is in good heart and condition, with boundaries of fences and hedges and piped water supply to troughs in fields.

The land is south facing and freely draining, it is Grade 3 land of the Brickfield 3 soil type which is a mixture of loam and clay soil extending south towards the River Wear.

TENURE

The farm is freehold. Part of the grassland is subject to a short term letting agreement and the balance of the property is sold with vacant possession. Further details are available on request from the selling agents.

ACCESS

Access is taken directly from the public highway along the tarmac farm drive.

ENVIRONMENTAL SCHEMES

The land is not included in any environmental schemes at present.



PUBLIC RIGHTS OF WAY

The farm is crossed by DCC public footpaths 184 and 119. A plan can be provided to show the location of the footpaths.

EASEMENTS AND WAYLEAVES

The farm is sold subject to and with the benefit of all rights of way, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

In particular the farm is crossed by a low voltage electricity line on wayleave to Northern Powergrid and a gas pipe on an easement.

SERVICES

The farm is served by mains electricity and mains water connections. The farmhouse has oil fired central heating and sewerage is to a septic tank.

COUNCIL TAX

The farmhouse is in Council Tax Band F.

EPC

The current Energy Efficiency Rating is 38 (F), with the potential to be 84 (B).

MINERAL RIGHTS

Mineral rights are not included in the sale and are held by a third party.

SPORTING RIGHTS

Sporting rights are in hand and included in the sale.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data and interested parties should satisfy themselves in this regard.

BOUNDARY LIABILITIES

Boundary liabilities, to the best of the vendor's knowledge, are shown by means of inward facing T marks on the plan.





OVERAGE

The property is sold subject to overage provisions which will require the purchaser to account to the sellers and their successors in title for 30% of any uplift in value on the grant of planning permission for any non agricultural or non equestrian use for a period of 60 years.

DATA PACK

A data pack is available to interested parties, comprising the following:

- Energy Performance Certificate
- Title Documentation
- Planning Documents
- Extract of DCC Definitive Map

LEGAL FORMALITIES

Exchange of contracts shall take place as soon as possible and, in any event, no later than the expiry of 8 weeks from instructing solicitors, with completion 14 days thereafter.

COSTS

Each party is to bear their own costs.

LOCAL AUTHORITY

Durham County Council 03000 260 000.

VIEWING

Viewing is strictly by appointment with the sole selling agent. Please contact the Sedgefield Office on 01740 622100 or lily.watkinson@youngsrps.com or joanne.metcalf@youngsrps.com.

ANTI MONEY LAUNDERING REGULATIONS

The Purchaser will be required to provide proof of identification to comply with Anti Money Laundering Regulations in the form of a copy of the Purchaser's passport, together with a copy of the Purchaser's driving licence or a recent utility bill as proof of residence.

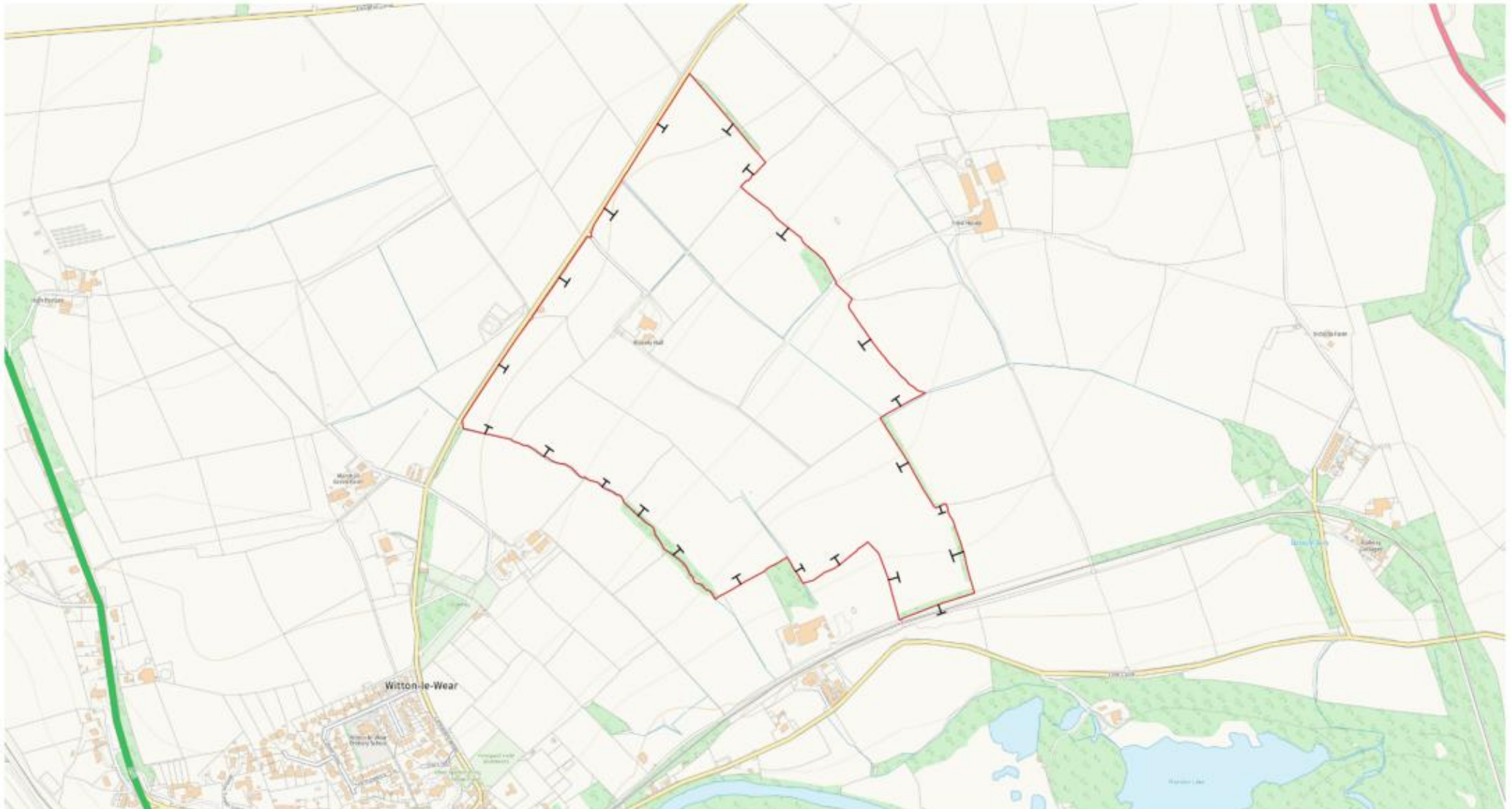
NOTES

Particulars prepared September 2025

Photographs taken September 2025



Sale Plan



Location Plan



www.youngsrps.com
Sedgefield 01740 622100



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.